



6 Farnley Close

Birdcage Farm, Plymouth, PL6 6BS

£350,000



A beautifully presented detached bungalow located in a cul-de-sac position in Birdcage Farm. The spacious accommodation comprises porch, entrance hall, open plan lounge/diner, modern kitchen, 2 bedrooms & lovely bathroom. The property has DBGL & GCH. There is off-road parking for upto 3 vehicles on the brick paved driveway to the fore of the single garage. A front & enclosed rear garden. No chain.



FARNLEY CLOSE, SOUTHWAY, PLYMOUTH, PL6 6BS

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door into the porch.

PORCH 3'10" x 2'9" (1.19m x 0.86m)

Wooden door with obscured glazed panel opens up into entrance hall.

ENTRANCE HALL

'U-shaped' hallway. Doors leading through to the lounge/diner, kitchen, bedrooms, bathroom & twin Venetian style doors opening up to a coat cupboard with shelving, hanging rail & overhead storage units. Obscured single-glazed window looking into lounge/diner.

LOUNGE/DINER 20'9" x 11'9" (6.33m x 3.59m)

Feature fireplace with stone hearth, mantle & surround. Inset living flame gas fire. Television point. Ceiling spotlights. Two uPVC double-glazed windows to front. Ample space for sofas & dining table.

KITCHEN/BREAKFAST ROOM 11'10" x 9'3" (3.62m x 2.84m)

Matching base & wall-mounted units to include fitted twin oven & integrated fridge with freezer box. Space & plumbing for a washing machine. Roll edge laminate work surfaces with inset sink unit with mixer tap & 4 ring induction hob with Neff stainless steel hood over. Matching upstands. Black brick-style tiled splashback. Breakfast bar. Tiled floor. uPVC double-glazed window to front & side. uPVC obscured double-glazed door giving access onto the driveway.

BEDROOM ONE 12'9" x 11'10" (3.9m x 3.61m)

Fitted wardrobe with hanging rail shelving & overhead storage unit. uPVC double-glazed French doors open out to the rear garden.

BEDROOM TWO 11'4" x 10'9" (3.46m x 3.28m)

Fitted wardrobes with hanging rail, overhead storage unit & Venetian doors. uPVC double-glazed window to rear.

BATHROOM 8'5" x 8'4" (2.58m x 2.56m)

Matching suite of free standing bath, separate shower cubicle & wash-hand basin inset into circular sink unit sitting on a granite worktop stand. Tiled splashback. Close coupled wc. Chrome heated towel rail. Tiled floor. uPVC obscured double-glazed window to side.

OUTSIDE

Property is approached via a brick paved pathway allowing off-road parking for up to 3 vehicles to the fore of the single garage. Pathway runs along the front of the property to the main front door & up to the courtesy door into kitchen/breakfast room. Enclosed rear garden with courtesy door into garage. Paved eating area. Path bisects 2 sections of lawn towards the rear boundary.

GARAGE 19'4" x 8'5" (5.91m x 2.59m)

Up & over roller door. uPVC double-glazed door to the side. uPVC double-glazed window to the rear.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

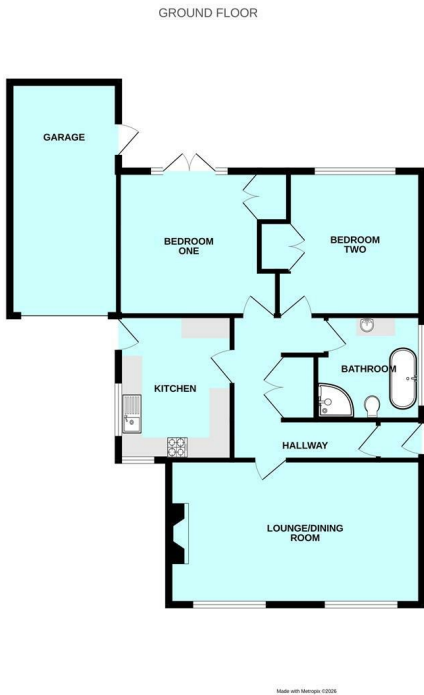
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

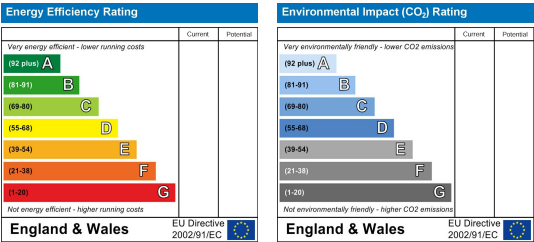
Area Map



Floor Plans



Energy Efficiency Graph



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